167.0	0002	0019.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,190,800	/	1,190,800
USE VALUE:	1,190,800	/	1,190,800
ASSESSED:	1,190,800	/	1,190,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
154		PARK AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KING JOHN L JR
Owner 2:	
Owner 3:	
Street 1:	154 PARK AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Cntry	
Own Occ:	N
Postal:	02476
Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Cntry	
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .311 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1890, having primarily Clapboard Exterior and 2607 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13539.000	616,500	24,900	549,400	1,190,800
Total Card	0.311	616,500	24,900	549,400	1,190,800
Total Parcel	0.311	616,500	24,900	549,400	1,190,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 456.77 | /Parcel: 456.77

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	110463
GIS Ref	
GIS Ref	
Insp Date	06/20/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 167.0-0002-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	616,500	24900	13,539.	549,400	1,190,800		Year end	12/23/2021
2021	101	FV	598,100	24900	13,539.	549,400	1,172,400		Year End Roll	12/10/2020
2020	101	FV	597,800	6800	13,539.	549,400	1,154,000	1,154,000	Year End Roll	12/18/2019
2019	101	FV	451,300	6800	13,539.	549,400	1,007,500	1,007,500	Year End Roll	1/3/2019
2018	101	FV	451,300	6800	13,539.	486,600	944,700	944,700	Year End Roll	12/20/2017
2017	101	FV	451,300	6800	13,539.	408,100	866,200	866,200	Year End Roll	1/3/2017
2016	101	FV	451,300	6800	13,539.	408,100	866,200	866,200	Year End	1/4/2016
2015	101	FV	433,400	6800	13,539.	353,200	793,400	793,400	Year End Roll	12/11/2014

!12914!

PRINT

Date	Time
12/30/21	15:47:35

LAST REV

Date	Time
10/02/20	08:58:58
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12914

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	15018-521		5/1/1983		115,000	No	No		A

USER DEFINED

Prior Id # 1:	110463
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/1/2019	1332	Pool Hou	150,000	O				
11/17/2003	1029	Addition	150,000	C		G6	GR FY06	kitchen addition a
6/18/2001	487	Porch	30,000	C				REPLACE FRONT PORC

ACTIVITY INFORMATION

Date	Result	By	Name
9/16/2020	Left Notice	DGM	D Mann
6/20/2018	Inspected	BS	Barbara S
5/17/2018	MEAS&NOTICE	CC	Chris C
10/22/2008	Meas/Inspect	189	PATRIOT
4/24/2000	Inspected	263	PATRIOT
12/28/1999	Mailer Sent		
12/8/1999	Measured	163	PATRIOT
4/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13539		Sq. Ft.	Site		0	70.	0.58	8			Med. Tr	-5					549,408						549,400	

Total AC/HA:	0.31081	Total SF/SM:	13539	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	549,408	Spl Credit		Total:	549,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	2 - Slate		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1890	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	3	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.05276179
Const Adj.:	1.04019594
Adj $ / SQ:	142.360
Other Features:	114164
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	646184
Depreciation:	29724
Depreciated Total:	616460

COMMENTS

OF=SINK UAT AND BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	5	Baths:	1	HB	1

REMODELING

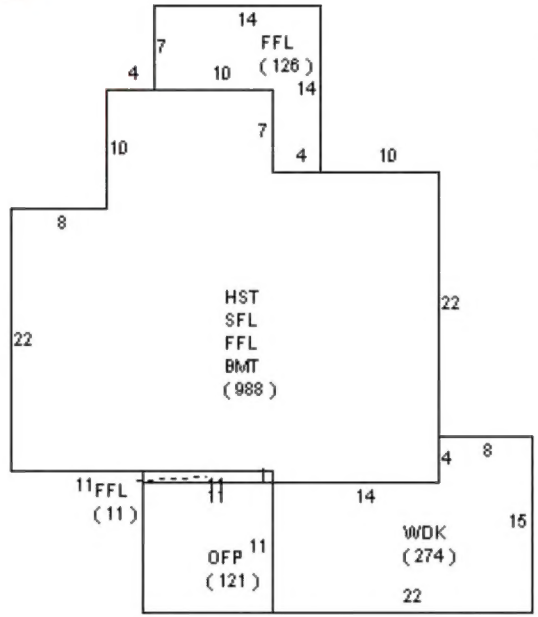
Exterior:	
Interior:	
Additions:	2003
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	5	M

Totals		
1	10	5

SKETCH



Sum Area By Label :
WDK = 274
HST = 988
SFL = 988
FFL = 1125
BMT = 988
OFP = 121

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	172.26
Special Features:	0	Val/Su Net:	154.51
Final Total:	616500	Val/Su SzAd	236.48

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,125	142.360	160,155
BMT	Basement	988	42.710	42,196
SFL	Second Floor	988	142.360	140,652
HST	Half Story	494	142.360	70,326
WDK	Deck	274	10.040	2,750
OFP	Open Porch	121	31.350	3,793

Net Sketched Area:	3,990			Total:	419,872
Size Ad	2607	Gross Area	4484	FinArea	2607

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

167.0-0002-0019.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
32	Barn W/Loft	D	Y	1	32X24	A	AV	1940	15.06	T	40.8	101			6,800			6,800
12	Pool-Gunite	D	Y	1	15X20	VG	VG	2020	26.83	T	2.5	101			7,800			7,800
23	Bath House	D	Y	1	20X30	VG	VG	2020	17.42	T	1	101			10,300			10,300

More:	N	Total Yard Items:	24,900	Total Special Featues:		Total:	24,900